



1690 E 23rd AVE N
FREMONT, NE 68025

FOR LEASE
10,166 SF
\$8.00/SF + NNN



**CONTACT
INFORMATION**

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PROPERTY DETAILS

PRICE:

- \$8.00/SF + NNN

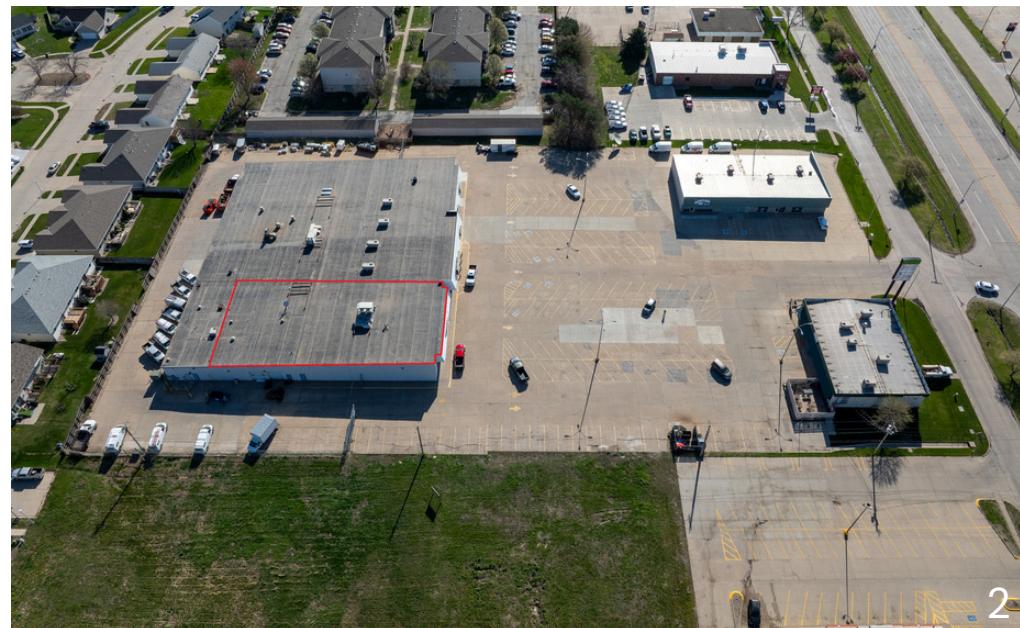
AVAILABLE SPACE:

- 10,166 SF

BUILDING FEATURES

- TENANT IMPROVEMENT FUNDS AVAILABLE
- LOCATED ON HIGHLY DESIRABLE 23RD STREET.
- DAILY TRAFFIC COUNTS 18,431 IN 2025
- AMPLE PARKING
- LOW NNNs – \$2.46/SF
- OUTDOOR STORAGE AVAILABLE

DODGE
COUNTY REALTY GROUP

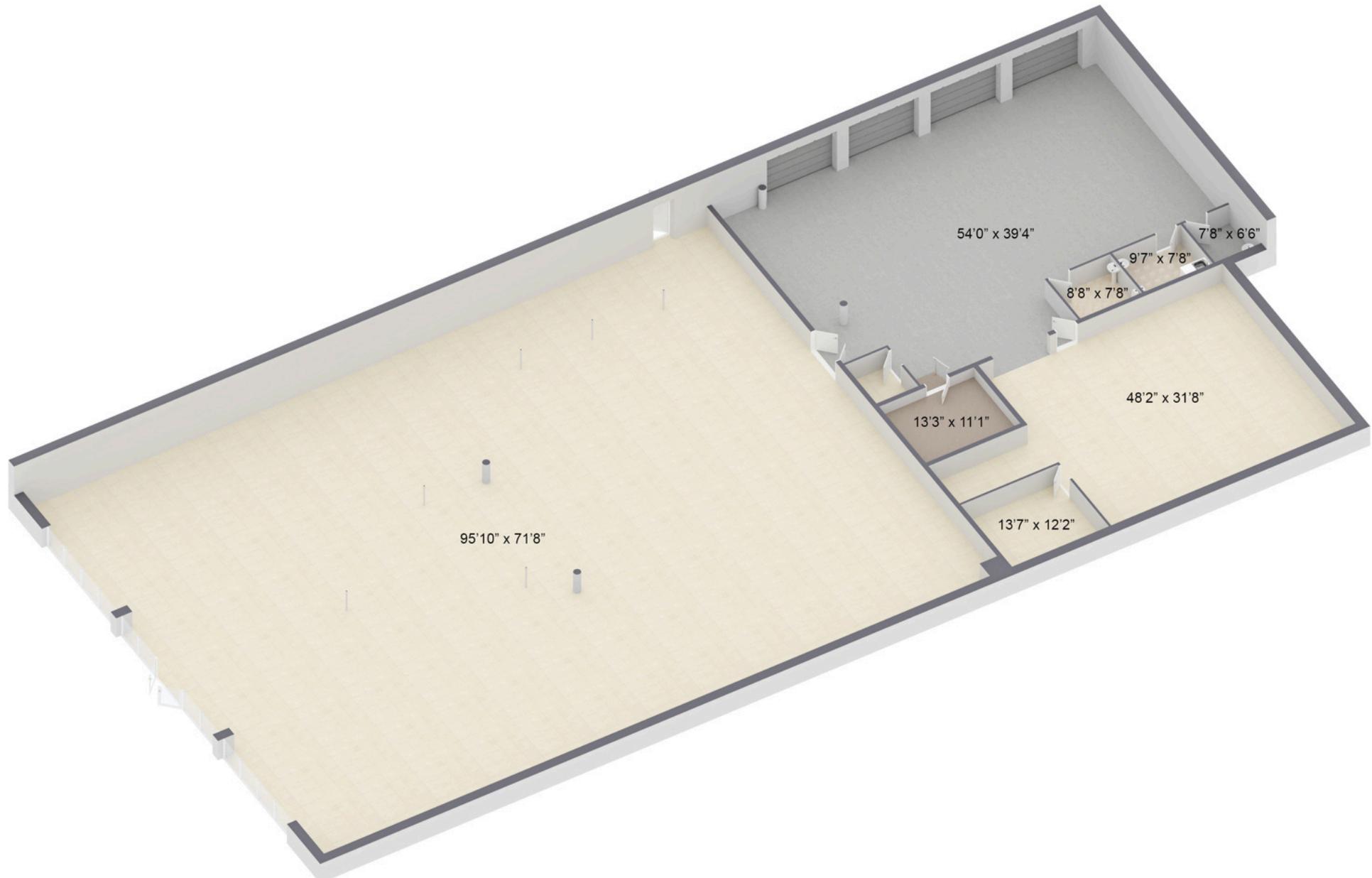


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FLOOR PLAN

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COUNTY REALTY GROUP



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PROPERTY PHOTOS

DODGE
COUNTY REALTY GROUP



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NEIGHBORS

DODGE
COUNTY REALTY GROUP

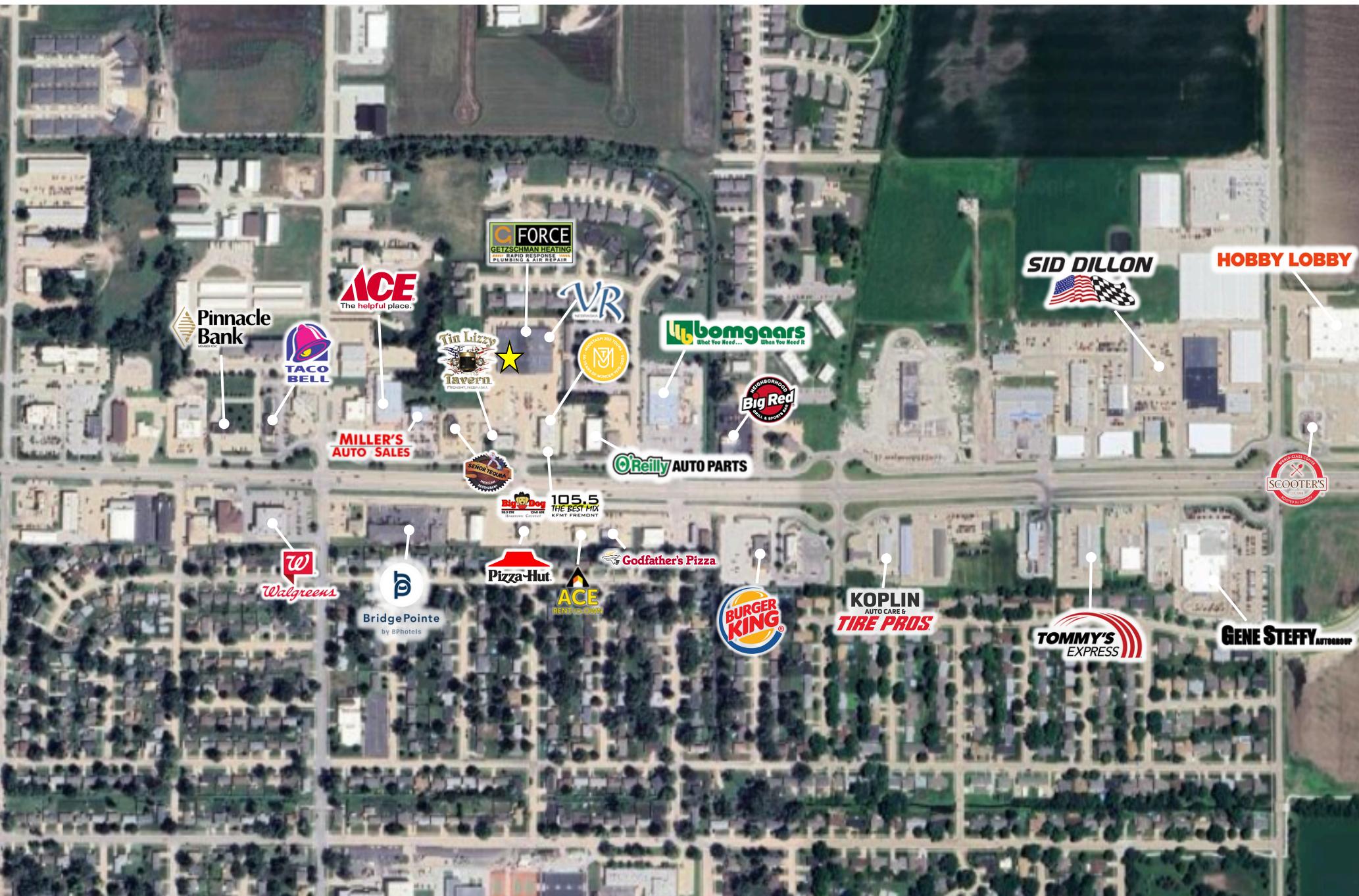


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LOCATION

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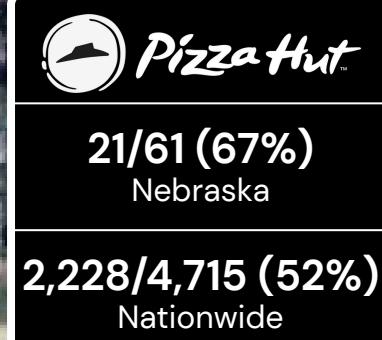
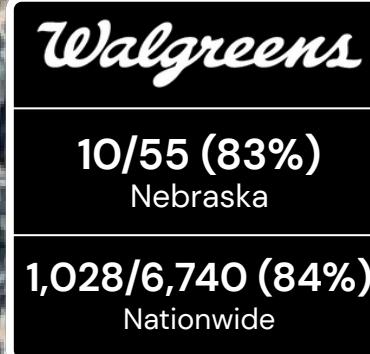
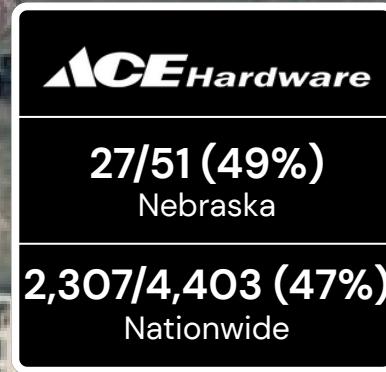
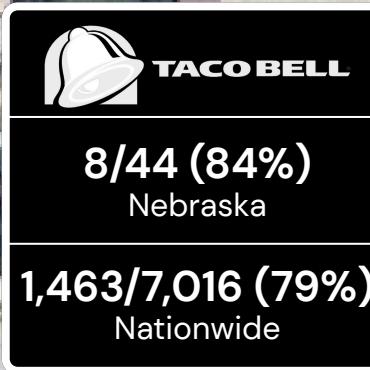


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PLACER STATISTICS - VISITS RANKINGS

DODGE
COUNTY REALTY GROUP

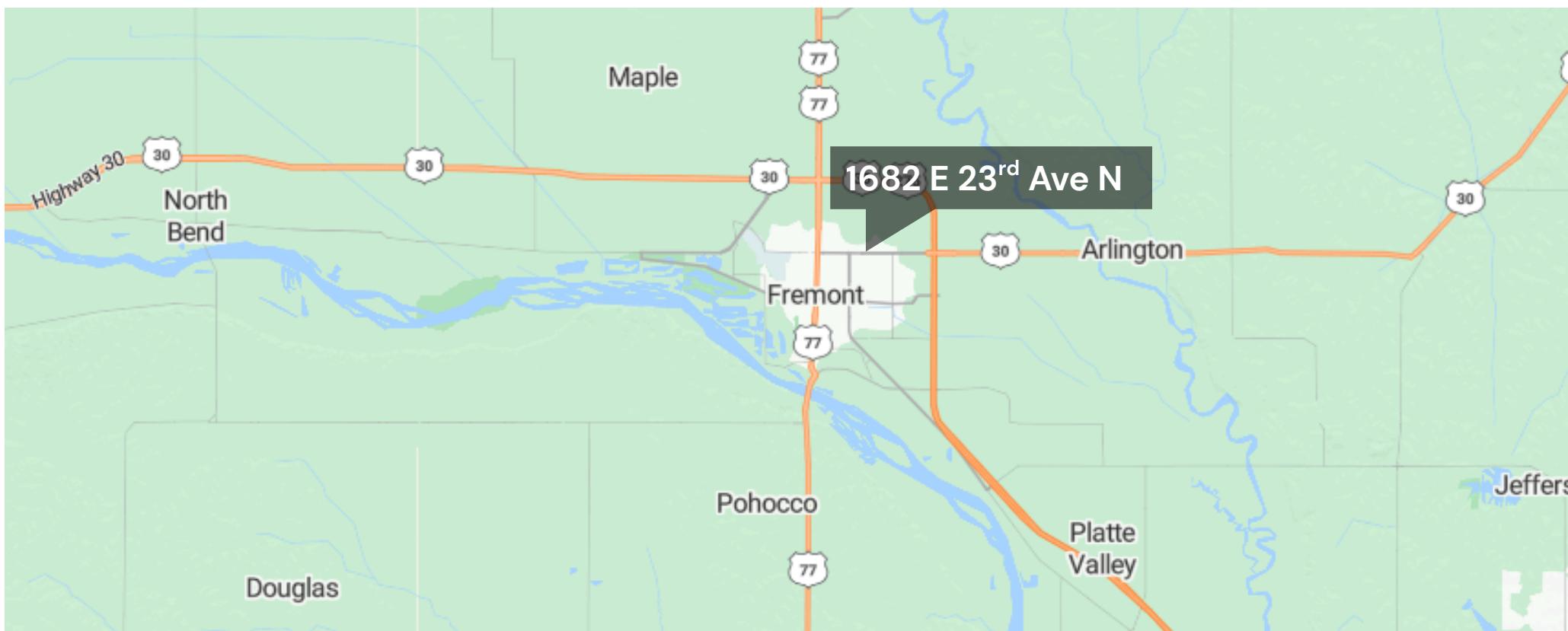


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DEMOGRAPHICS

DODGE
COUNTY REALTY GROUP



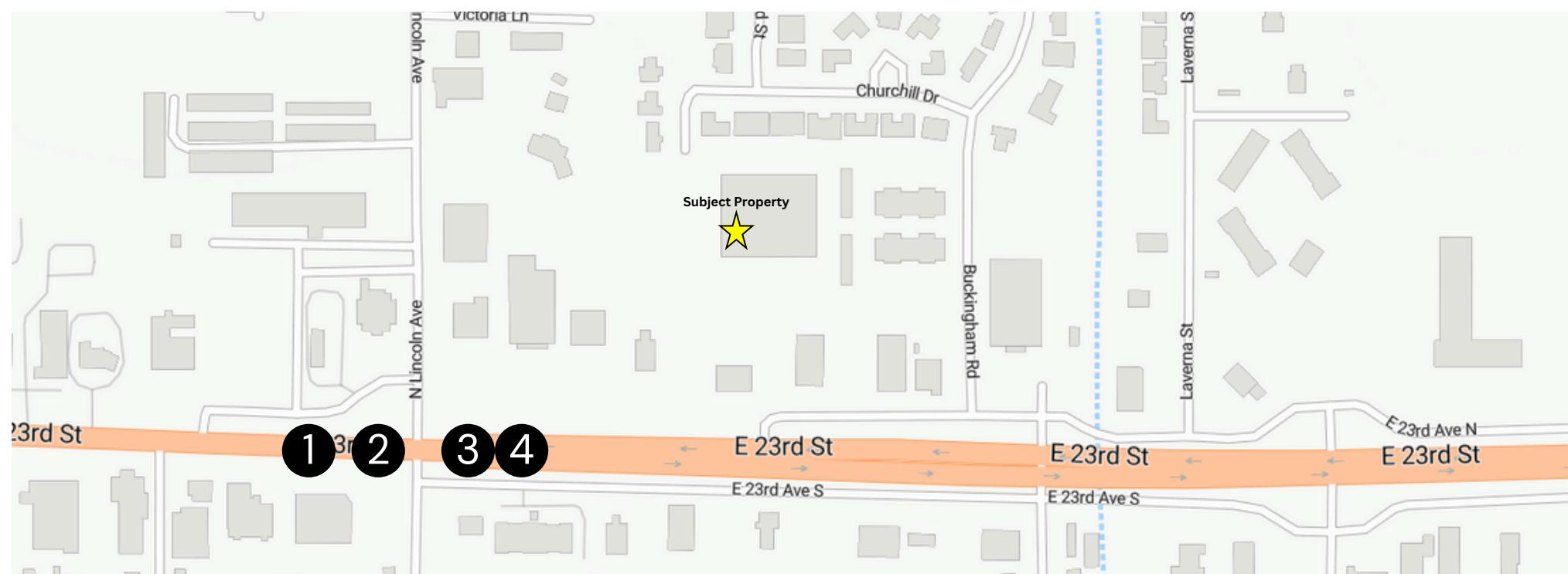
Distance from Subject:	1 Mile	3 Mile	5 Mile
2024 Population	6,775	28,359	31,047
Households	2,819	11,312	12,364
Median Age	41.8	38.3	38.8
Average HH Income	\$80,193	\$75,096	\$77,896

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TRAFFIC COUNT

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Collection Street:	Cross Street - Direction	Traffic Count	Count Year	Dist from Subject
E 23rd St	N Lincoln Ave - W	18,680	2024	0.11 mi
E 23rd St	N Lincoln Ave - W	18,431	2025	0.12 mi
E 23rd St	N Lincoln Ave - E	18,337	2025	0.22 mi
E 23rd St	N Lincoln Ave - E	19,136	2024	0.23 mi

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PROPERTY PHOTOS

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